

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0081	
1. Location	11 Main Street, Lucan, Co. Dublin.		
2. Development	Alterations to part of ground floor facade and change of use of part of ground floor to coffeeshop, to provide enlarged accommodation for the Robin's Nest at 12 Main St.		
3. Date of Application	24/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Coll & McCarthy Architects, Address: 137 Lower Rathmines Road, Dublin 6.		
5. Applicant	Name: J. Coyne, Address: Eiscear Riada, Pettycannon, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0724 Date 22/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement Compensation Purchase Notice			
12. Revocation or Amendment			
13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			
14. Registrar Date Receipt No.			

**SOUTH DUBLIN COUNTY COUNCIL
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0724	Date of Decision 22/04/97
Register Reference S97A/0081	Date 24th February 1997

Applicant J. Coyne,

Development Alterations to part of ground floor facade and change of use of part of ground floor to coffeeshop, to provide enlarged accommodation for the Robin's Nest at 12 Main St.

Location 11 Main Street, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

22/04/97

Coll & McCarthy Architects,
137 Lower Rathmines Road,
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Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken strictly in accordance with the submitted plans and details and shall otherwise accord with the terms and conditions of planning permission Ref. S96A/0404, including the financial conditions thereof.
REASON:
In the interests of the proper planning and development of the area.
- 2 No advertising signs or devices shall be erected or painted on any part of the facade of No. 11 Main Street, without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanal on appeal, whether or not such advertising signs or devices constitute exempted development under the provisions of the Local Government (Planning and Development) Regulations, 1994 as amended.
REASON:
In the interests of the control of advertising with respect to the visual amenities of the area with particular regard to the location of the building in the Lucan Village Conservation area.
- 3 Window frames to that part of the ground floor of No. 11 affected by this permission shall be of the traditional timber sash type. Details, including glazing bar dimensions shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
In the interests of visual amenity with particular regard to the location of the building in the Lucan Village Conservation area.
- 4 Details of window cills including materials shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
In the interests of the proper planning and development of

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the area and visual amenity with particular regard to the location of the building in the Lucan Village Conservation area.

- 5 Those internal walls to that part of the ground floor of No. 11 affected by this permission and constructed of Esker stone shall be exposed and shall not be plastered over.

REASON:

In the interests of the proper planning and development of the area having regard to the type of stone used in the construction of these walls which has links to the geomorphology of the area.

- 6 That part of the ground floor of No. 11 affected by this permission shall not be painted other than as part of a scheme for the overall building.

REASON:

In the interests of the proper planning and development of the area and to maintain the separate visual appearance between No. 11 and No. 12 Main Street.

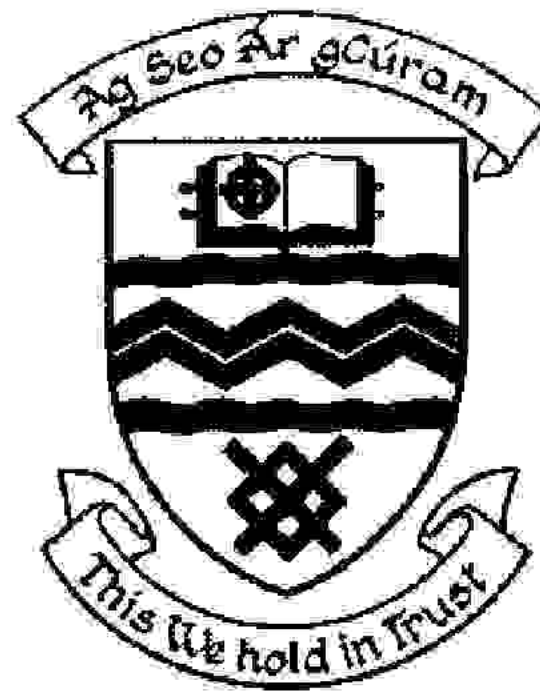
- 7 That arrangements be made with regard to the payment of the financial contribution in the sum of £4,511 (four thousand five hundred and eleven pounds) in respect of the overall development, as required by Condition No. 7 of planning permission granted under Reg. Ref. S96A/0404; arrangements to be made prior to commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.

- 8 That arrangements be made with regard to the payment of the financial contribution in the sum of £1,200 (one thousand two hundred pounds) in respect of the overall development, as required by Condition No. 8 of planning permission

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granted under Reg. Ref. S96A/0404; arrangements to be made prior to commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.

- 9 That arrangements be made with regard to the payment of the financial contribution in the sum of £2,407 (two thousand four hundred and seven pounds) in respect of the overall development, as required by Condition No. 3 of planning permission granted under Reg. Ref. S96A/0404; arrangements to be made prior to commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.

- 10 That arrangements be made with regard to the payment of the financial contribution in the sum of £1,500 (one thousand five hundred pounds) in respect of the overall development, as required by Condition No. 2 of planning permission granted under Reg. Ref. S96A/0404; arrangements to be made prior to commencement of development on site.

REASON:

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	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0081	
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3. Date of Application	24/02/97	Date Further Particulars (a) Requested (b) Received	
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4. Submitted by	Name: Coll & McCarthy Architects, Address: 137 Lower Rathmines Road, Dublin 6.		
5. Applicant	Name: J. Coyne, Address: Eiscear Riada, Pettycannon, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0724 Date 22/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1112 Date 10/06/97	Effect AP GRANT PERMISSION	
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10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
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Coll & McCarthy Architects,
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NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 1112	Date of Final Grant 10/06/97
Decision Order Number 0724	Date of Decision 22/04/97
Register Reference S97A/0081	Date 24th February 1997

Applicant J. Coyne,

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Location 11 Main Street, Lucan, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

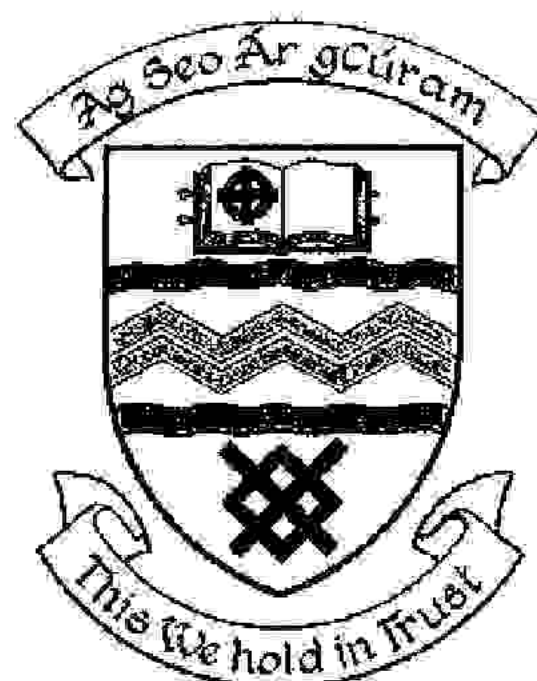
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (10) conditions.

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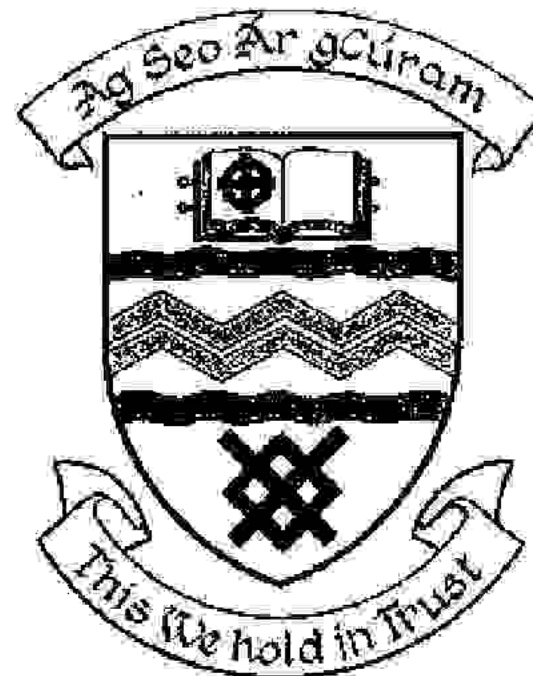
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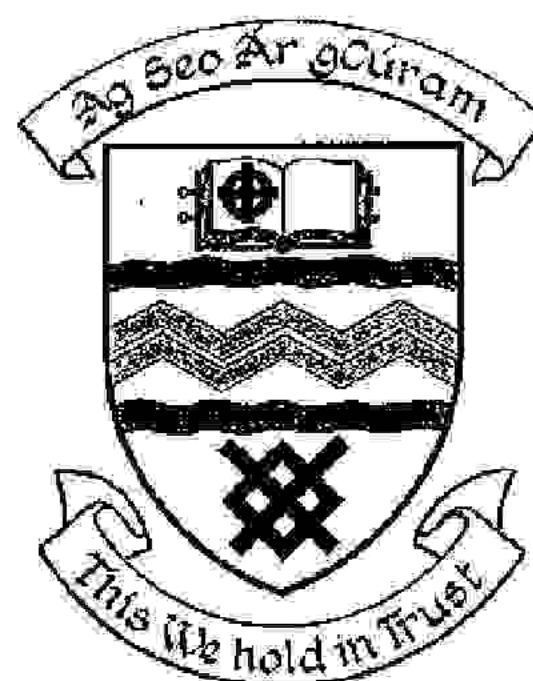
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REASON:

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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.


 June 1997
 for SENIOR ADMINISTRATIVE OFFICER